167.A	0004	0163.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,243,800 / 1,243,800
					USE VALUE:	1,243,800 / 1,243,800
					ASSESSED:	1,243,800 / 1,243,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 163

Owner 1:	COLLINS CHRISTOPHER
Owner 2:	MAJEWSKI BRIGITTE
Owner 3:	
Street 1:	163 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCLAUGHLIN LIMITED LLC -
Owner 2:	-
Street 1:	76 WINN ST STE 2
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1898, having primarily Shakes Exterior and 3472 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,243,800			1,243,800
Total Card	0.000	1,243,800			1,243,800
Total Parcel	0.000	1,243,800			1,243,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.24 | /Parcel: 358.24

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 318963

GIS Ref

GIS Ref

Insp Date 09/25/18

PREVIOUS ASSESSMENT

Parcel ID: 167.A-0004-0163.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,243,800	0	.		1,243,800		Year end	12/23/2021
2021	102	FV	1,207,500	0	.		1,207,500		Year End Roll	12/10/2020
2020	102	FV	1,241,000	0	.		1,241,000	1,241,000	Year End Roll	12/18/2019
2019	102	FV	1,057,400	0	.		1,057,400	1,057,400	Year End Roll	1/3/2019
2018	102	FV	936,200	0	.		936,200	936,200	Year End Roll	12/20/2017

!16389!

PRINT

Date	Time
12/30/21	22:24:57

LAST REV

Date	Time
06/08/21	12:40:58
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 16389

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN LIMI	69600-583		7/14/2017		1,125,000	No	No		
HANKINSON SCOTT	65142-326		3/31/2015	Change>Sale	650,000	No	No		Master Deed 66632:284

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1434		1,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
3/25/2018	NEW CONDO	DGM	D Mann
2/16/2018	SQ Returned	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8324																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	17 - Shakes		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	0.95241928
Const Adj.:	1.07089281
Adj $ / SQ:	311.081
Other Features:	132467
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1394423
Depreciation:	150598
Depreciated Total:	1243825

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH

UnSketched SubAreas:
GLA: 3472,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	357.74
Special Features:	0	Val/Su Net:	358.24
Final Total:	1243800	Val/Su SzAd	358.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,472	311.080	1,080,075

Net Sketched Area:	3,472		Total:	1,080,075	
Size Ad	3472	Gross Area	3472	FinArea	3472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.A-0004-0163.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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